VANTAGE POINT, L.L.C.
ARCHITECTURAL SERVICES

Energy and Environmental Services
270 50th Avenue SW Cedar Rapids, IA 319-862-1736

22 July 2009

African American Museum of Iowa
55 12th Avenue SE
Cedar Rapids, IA 52401

Attention: Mr. Benjamin Hoover
Development Director
Re: Facility Restoration Review

Dear Mr. Hoover:
It was a pleasure to meet with yourself and Mr. Moore to review your facility and all of the recent tasks that have been completed or are in the process of being completed within it. After due review of the approach that you have taken to restore your facility from the disastrous effect of the 2008 floods, I commend you for the considerations that you have given to energy efficiency of the facility and environmental sustainability as a whole, while maintaining the overall costs.

The reconstruction work that was done by Point Builders improved the building envelope from its original condition to an improved status, in the following manner:

- Increased the R-Value of the overall envelope by improving the installation consistency.
- Increased tightness of the shell vapor barrier to eliminate moisture migration.
- Weather stripped and caulked windows and provided door seals.
- Eliminated infiltration by improving the building from "normal construction" to "tight building construction" in overall efficiency.

These procedures were implemented in addition to the already established high standards for the HVAC systems associated with your museum that have integrated temperature controls with CBAS automation for ambient reset capacity, set-back operation controls, and humidity controls, in association with your higher efficiency heating and cooling systems. In addition, you have taken measures to eliminate or monitor CFC refrigerants, and implemented a maintenance program that assures the maximum performance levels of your systems and interior air quality.

It is felt that the measures that you have taken during the reconstruction processes will improve the operational efficiency of your facility by a minimum of 10% above the previous levels, based on a Trace 700 v3.6 computer generated simulation model of the two (2) envelope methods.

Sincerely,

Steven R. Lovhaug
CAPS, CGP, LEED® AP